

## Reigate and Banstead Borough Council

### Statement of Decisions made at a meeting of the Executive on Thursday, 24 March 2022

Published: 29 March 2022

The following decisions were made by the Executive at its meeting on **Thursday, 24 March 2022**. These decisions will come into force on **5 April 2022**. A decision by the Executive may be called-in (in accordance with Procedure Rule 5.14 of the Council's Constitution) by **4 April 2022**. Should you have any queries about any decision that has been made, contact should be made in the first instance to Democratic Services at [democratic@reigate-banstead.gov.uk](mailto:democratic@reigate-banstead.gov.uk). Any declaration of interest made by any member of the Executive is shown below.

	Item	Reason for Decision:	Alternative options:	Lead officer:
4	<p><b>Capital Grant Funding for Chavecroft Scheme</b></p> <p><b>RESOLVED:</b></p> <p><b>That the Executive:</b></p> <p>1. Approve a capital grant to Raven Housing Trust of £0.500 million as detailed in the exempt report in Part 2 of the agenda for the Chavecroft redevelopment scheme.</p>	<p>Planning Committee resolved to grant planning permission in June 2021 to demolish the Chavecroft sheltered housing scheme and deliver 23 new homes subject to the completion of a S106 Agreement. The new scheme will deliver a flagship Net Zero Carbon project in the borough providing sustainable, energy efficient social rented homes for local people on the Council's housing register. Funding the scheme is a challenge. Raven is making a significant direct investment, has committed its Recycled Capital Grant Fund receipts and has sought Homes England capital grant funding. However, a funding gap remains. A Council capital grant payment will enable this flagship Net Zero Carbon social rented scheme to be delivered in the borough.</p>	<p>Option 1: Agree the payment of a capital grant to Raven Housing Trust to ensure the delivery of 23 social rent homes delivered as Net Zero Carbon for local people in housing need. Housing affordability is an ongoing challenge for local income households in the borough, additional social rented tenure homes provide the most affordable option.</p> <p>Option 2: Decline to make a capital funding grant to Raven Housing Trust. This would result in the withdrawal of Homes England funding and the tenures on the site would be revised to remove the social rent tenure. The number of rented homes would be reduced and</p>	

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			delivered as affordable rent. Some of the 23 homes would have to be delivered as shared ownership. The Council would not have 100 per cent nomination rights. If a viable position could not be reached for the site, disposal would have to be considered.	
5	<p><b>Homelessness &amp; Rough Sleeping Strategy 2022-2027</b></p> <p><b>RESOLVED:</b></p> <p><b>That the Executive:</b></p> <ol style="list-style-type: none"> <li>1. Adopt the Homelessness Review and Homelessness and Rough Sleeping Strategy and Action Plan 2022-2027.</li> <li>2. Authorise the Head of Housing in consultation with the Executive Member for Housing to make any necessary minor amendments to the Homelessness Review and Homelessness &amp; Rough Sleeping Strategy 2022-2027 prior to implementation.</li> </ol>	The Council is required to publish a Homelessness Review and Homelessness and Rough Sleeping Strategy every five years. The current Strategy expires in March 2022.	Option 2 – Defer approval of the recommendations to enable further work on the Strategy to be undertaken. This is not recommended. This draft strategy has been prepared to respond to local housing need and in consultation, furthermore the current strategy period ends in March 2022.	Head of Housing
6	<b>Ownership, Tenure and Management of Wheatley Court, Cromwell Road</b>	Options for the future ownership, tenure and	Option 2: to set up a Council wholly-	

	Item	Reason for Decision:	Alternative options:	Lead officer:
	<p><b>RESOLVED:</b></p> <p><b>That the Executive:</b></p> <ol style="list-style-type: none"> <li>1. <b>Approve Option one: the direct Council ownership of Wheatley Court and provision of the 32 homes as affordable rent tenure.</b></li> <li>2. <b>The Head of Housing be authorised, in consultation with the:</b> <ul style="list-style-type: none"> <li>• <b>Head of Legal and Governance</b></li> <li>• <b>Head of Finance</b></li> <li>• <b>Executive Member for Housing &amp; Benefits</b></li> <li>• <b>Executive Member for Finance &amp; Governance and Deputy Leader</b></li> </ul> </li> <li>a) <b>To procure and enter into contract with a selected Registered Provider for the future management and maintenance of the residential units in Wheatley Court.</b></li> <li>b) <b>To procure and enter into contracts to maintain the fabric of the</b></li> </ol>	<p>management of Wheatley Court have been appraised. During this process three options were explored in depth. They were: direct Council ownership of 100 percent Affordable rent homes, secondly ownership by a Council wholly-owned company of private rented homes, and thirdly the market sale of all homes.</p> <p>Having appraised all options in depth, the only financially viable option is direct Council ownership and delivery of 100 percent Affordable rent homes. It is recommended that this option is progressed together with procurement and appointment of a local Registered Provider to undertake management and maintenance of the homes.</p>	<p>owned company, lend the company the capital to purchase the homes and use them as private rented accommodation. As the Part 2 report shows, this option is not financially viable, mainly due to the recent changes imposed on the use of government loans obtained from the Public Works Loan Board. This option is not recommended.</p> <p>Option 3: Sell all the residential properties as market homes. Having assessed the financial viability of this option, the Part 2 report demonstrates this option is not financially viable.</p>	

	Item	Reason for Decision:	Alternative options:	Lead officer:
	building (capital spend).			
7	<b>IT Strategy 2022/3 to 2026/7</b>  <b>RESOLVED:</b>  <b>That the Executive:</b> <ol style="list-style-type: none"> <li>1. Endorses the proposals set out in the IT Strategy 2022/23 to 2026/27 at Annex 1.</li> <li>2. Recommends the IT Strategy for approval by Council.</li> </ol>	ICT is critical to the efficient and effective delivery of all Council services and a strategic review has been undertaken throughout 2021.	<p>Option 1: Approve the report.</p> <p>Option 2: Defer the report and ask officers to provide more information and/or clarification on any specific points. This would lead to delays in approving and implementing the IT Strategy.</p> <p>Option 3: Reject the report – delaying the decision would result in delays in approving and implementing the IT Strategy.</p>	Head of IT
8	<b>Quarter 3 Performance Report 2021/22</b>  <b>RESOLVED:</b>  <b>That the Executive:</b> <ol style="list-style-type: none"> <li>1. Note the Key Performance Indicator performance for Q3 2021/22 as detailed in the report and Annex 1.</li> <li>2. Approve the Key Performance Indicators to be reported on in 2022/23 as detailed in Annex 1.1.</li> <li>3. Note the Budget Monitoring forecasts</li> </ol>	<b>For the Council's performance to be reviewed and for appropriate KPI reporting and budget monitoring arrangements to be in place.</b>	<p>Option 1: Note the report and approve the KPIs to be reported on in 2022/23 as set out in Annex 1.1</p> <p>Option 2: Note the report and do not approve the KPIs for 2022/23.</p>	Interim Head of Finance

	Item	Reason for Decision:	Alternative options:	Lead officer:
	for Q3 2021/22 as detailed in the report and at Annexes 2 and 3.			
9	<b>Risk Management - Q3 2021/22</b>  <b>RESOLVED:</b>  <b>That the Executive note the Q3 2021/22 update on risk management provided by the report and associated annexes.</b>	The Audit Committee and Executive's constitutional responsibilities require the regular receipt of updates on risk management.	Option 1: Note this report.	Head of Corporate Policy
10	<b>Strategic risks - 2022/23</b>  <b>RESOLVED:</b>  <b>That the Executive:</b> <ol style="list-style-type: none"> <li>1. Approve the strategic risks for 2022/23 as detailed in Annex 1, subject to the minor amendments set out by the Portfolio Holder in their introduction.</li> </ol>	For appropriate risk management arrangements to be in place for 2022/23.	Option 1: approve the strategic risks for 2022/23.  Option 2: do not approve the strategic risks for 2022/23.	Head of Corporate Policy
11	<b>Overview and Scrutiny Annual Work Programme 2022/23</b>  <b>RESOLVED:</b> <ol style="list-style-type: none"> <li>1. That the proposed Work Programme</li> </ol>	To agree a Work Programme for the Overview and Scrutiny Committee for the 2022/23 Municipal Year.	Option 1: to support the proposed Overview and Scrutiny Committee Work Programme 2022/23 as set out in the report.  Option 2: to not support the	Head of Legal and Governance

	Item	Reason for Decision:	Alternative options:	Lead officer:
	for 2022/23 as set out at Annex 1 and detailed in the report be deferred for further consultation with the Leader and the Executive.		proposed Work Programme as set out in the report and request it to be reconsidered.	
12	<b>Treasury Management Strategy 2022/23</b>  <b>RESOLVED:</b>  <b>That the Executive:</b> <ol style="list-style-type: none"> <li>1. Consider the Treasury Management Strategy Statement for 2022/23 set out in the report; and</li> <li>2. Consider the Treasury Management Prudential Indicators for 2022/23 as set out in the report.</li> </ol>		Option 1 – Approve the report.  Option 2 – To defer the report and ask officers to provide more information and/or clarification on any specific points.  Option 3 – To reject the report.	Interim Head of Finance
13	<b>Bad Debt Write Off 2021/22</b>  <b>RESOLVED:</b>  <b>That the Executive approve:</b> <ol style="list-style-type: none"> <li>1. That thirteen irrecoverable debts totalling £148,119.89 (Annex 1) be</li> </ol>	Five of these debts relate to National Non Domestic Rates (NNDR or Business Rates), three debts relate to Council Tax, four related to debts for Benefit overpayments, and one relates to sundry debts.  All possible action has been taken to recover these amounts. The report is seeking	Option 1 – Approve the recommendations in this report so that the write-offs can be updated in the authority's accounts.  Option 2 – To defer a decision and ask officers to provide more information and/or clarification on	Interim Head of Finance

	Item	Reason for Decision:	Alternative options:	Lead officer:
	written out of the Council's accounts.	approval to write them out of the Council's accounts.	any specific points.  Option 3 – To reject the recommended write-offs.	
14	<p><b>Appointments to the Board of Banstead Commons Conservators (2022)</b></p> <p><b>RESOLVED:</b></p> <p><b>1.To appoint Councillor Nadean Moses as a landowner representative for the period March 2022 to March 2025 or until they no longer serve as Councillor.</b></p> <p><b>2. To confirm Councillor Peter Harp's appointment in 2020 to the Banstead Commons Conservators as one of the two landowner representatives.</b></p> <p><b>3. To defer appointment of two conservators to the Board of Banstead Commons Conservators.</b></p>	To ensure that positions on the Board of the Banstead Commons Conservators are suitably filled, and that is clarity on landowner appointments.	<p>The Executive have the authority to appoint a nominated person.</p> <p>The Executive may ask officers to seek new nominations.</p>	Head of Legal and Governance